

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Virtual Freehold Block of Flats Leasehold Price £550,000



VIRTUAL FREEHOLD IDEAL BUY TO LET INVESTMENT CLOSE TO TRAIN STATION (entire block shown). Converted & refurbished to an extremely high standard in 2020. This partial block would make an ideal buy to let investment due to their close proximity to Welwyn Garden City Town Centre

- Ideal Buy to Let Investment
- Block of Three Apartments
- Close to Train Station
- All refurbished to a very high standard
- Currently achieving £34,680 per annum
- 6.30% Yield on Asking Price
- Virtual Freehold



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



Communal Entrance Hall

Via a video entry-phone system

Apartment One

Kitchen / Living Room: Double glazed window to front. Understairs storage cupboard. Door to:
Bedroom: Double glazed window to front. Door to:
En-Suite Shower Room.

Rent: £1,025.00 PCM

AST Expires: 20/09/2024

Apartment Two

Hall: Doors to:
Kitchen / Living Room: Double glazed window to front. Storage cupboard.
Bedroom: Double glazed window to front.
En-Suite Shower Room.

Rent: 9850.00 PCM

AST Expires: 17/01/2025

Apartment Three

Hall: Storage cupboard. Doors to:
Kitchen / Living Room: Double glazed window to front.
Bedroom: Double glazed window to front.
En-Suite Shower Room.

Rent: £915.00 PCM

AST Expires: 30/01/2025

Fixtures & Fittings

All flats have:

Fitted wardrobes and draws in bedrooms.

Kitchens are fitted and have integrated dishwasher, induction hobs, built in microwave, built in oven/grill and fridge/freezers.
Shower Rooms with corner shower cubicles, wash hand basins, low level W.C and extractor fan.

All flats gas have full wet underfloor heating, from gas fired combi boilers.

All windows are double glazed.

Oak floors, skirtings, architraves and doors throughout.

Full LED lighting.

Video Entry-phone System

All flats will be left with doubles beds, sofas, wall mounted dining tables and windows blinds.

Further Details

The property is Leasehold

Council Tax Band - Band B

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.